

CITY PLAN COMMISSION DOCKET

Tuesday, March 15, 2016

26th Floor, Council Chamber**Members**

Babette Macy, Chair
 Rev. Stan Archie, Vice-Chair
 Bobbi Baker-Hughes
 Margaret J. May

Enrique Gutierrez
 Trish Martin
 Coby Crowl
 Diane Burnette

9:00 A.M. – OTHER MATTERS

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.

Council Planner Docket
 District No.

9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

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| 1 | OA | 1. CASE NO. 8121-P-37 - About 294 acres generally located at the northeast corner of NE 41st Street and N. Kimball Drive, to consider approval of a Chapter 80 final plan in District M1-5 (Manufacturing 1 dash 5), to allow for expansion of the automobile mixing facility on a 12 acre tract of land. (Norfolk Southern).
Applicant: Norfolk Southern Railway Co., repr. Transystem |
| 2 | JR | 2. Case No. 13590-P-16 – About 1.34 acres generally located at southwest corner of NE 96 th St and N Oak Trafficway to consider approval of Chapter 80 Final Plan in District B3-2 (Community Business) to allow construction of a 6,510 square foot bank and 3,753 square foot retail and restaurant building with drive-thru.
Applicant: Warger Associates, LLC, repr. Steve Warger |
| 2 | JR | 3. Case No. 13311-P-7 – About 18 acres generally located at NE 95 th and N Main St to consider approval of a Chapter 80 Final Plan in District R-1.5 (Residential 1.5) to allow modifications to previously-approved building elevations, layout and setback between residential buildings.
Applicant: Hunt Midwest Real Estate Dev. Inc., repr. Lutjen, Inc. |

CITY PLAN COMMISSION

City Plan Commission
Page 2
March 15, 2016

- 5 JR 4. **6720-MPD-20** – About 12 acres generally located at the southwest corner of Hillcrest Rd and Bannister Rd to consider approval of a Final Plan in District MPD (Master Planned Development) to allow development of Phase 1 of a previously-approved Preliminary Development Plan consisting of conversion of a portion of the existing building to indoor and outdoor storage facility.
Applicant: 5615 E Bannister Road, LLC repr. White Goss

- 5 JR 5. **Case No. SD 1525A - Dollar General – Raytown Rd Final Plat** -- To consider approval of a final plat in Districts B2-2 (Neighborhood Business) on approximately 4.04 acres generally located at the southwest corner of 87th Street and Raytown Rd, creating 2 lots.
Applicant: KC Development Group, LLC. repr. Powell & Associates, LLC

END OF CONSENT AGENDA

Council Planner Docket
District No.

Continued Case

- 5 OA 6. **Case No. 12884-UR-2** – Approximately 63 acres generally located between I-70 on the north, Blue Ridge Boulevard on the east, E. 43rd Street on the south and 750 feet west of Sterling Avenue on the west, to amend a previously approved URD Plan in District UR (Urban Redevelopment), to allow for an existing Wal-Mart store and a new gas station. (Continued from 9-1-15– No Testimony) (**To Be Continued**)
Applicant: CEI Engineering Associates Inc., repr. Kofi Addo

New Cases

- 4 JE 7. **Case No. 596-S-1** -- To consider the approval of the First Amended and Restated Union Hill Area General Development Plan, and declare an 18.4 acre area generally located south of 27th Street, east of both Grand Boulevard and on both sides of McGee Trafficway, West of Gillham Road and generally north of 30th Street, as blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, RSMo.
Applicant: Planned Industrial Expansion Authority
- 2 AW 8. **Case No. 14655-SU** – About 10.417 acres generally located at 7401 NW Barry Road in District R-7.5 (Residential dash 7.5), to consider a request for a Special Use Permit to allow for the expansion of a parking lot at an existing elementary school.
Applicant: Park Hill School District, repr. Kaw Valley Engineering
- 4 AW 9. **Case No. 14654-UR** – About 1.43 acres generally located at the southwest and southeast corners of E Linwood Blvd and Harrison Street, to consider a request to rezone the site from Districts R-.05 (Residential dash .05), R-1.5 (Residential dash

CITY PLAN COMMISSION

City Plan Commission
Page 3
March 15, 2016

1.5) and B3-2 (Community Business) to District UR to allow an existing vacant building to be redeveloped for use as an apartment building.
Applicant: Brickstone Capital Development, LLC, repr Treanor Architects

- 3 AW 10. **Case No. 685-S-8** About 1.973 acres generally located at the southeast corner of Hardesty Avenue and E 36th Street, to consider a request to amend the Heart of the City Area Plan by changing the recommended land use from Institutional to Residential Low Density.
Applicant: Jacobs Well of Kansas City, repr. Karen Allen
- 3 AW 11. **Case No. 14648-P** – About 1.973 acres generally located at the southeast corner of Hardesty Avenue and E 36th Street, to consider a request to rezone the site from District R-2.5 (Residential dash 2.5) to District R-80 (Residential dash 80), to allow an existing vacant school to be redeveloped for use as an adult daycare facility.
Applicant: Jacobs Well of Kansas City, repr. Karen Allen
- 4 JR 12. **Case No. 733-S** To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 1 acre generally located at the southwest corner of 17th St and Madison St from residential low (urban) to residential medium-high. **(To Be Continued)**
Applicant: Planned Industrial Expansion Authority repr. David Macoubrie
- 4 JR 13. **Case No. 675-S-7** Amending the Heart of the City Area Plan to change the land use recommendation on the block bordered by E 31st Street, Mersington Avenue, E Linwood Boulevard and Cleveland Avenue, from Mixed Use Neighborhood and Residential Low Density (Urban) to Institutional and further changing the land use recommendation on the portioned block bordered by E 31st Street, Cleveland Avenue and E Linwood Boulevard from Institutional, Parks and Residential Low Density (Urban) to Residential Medium-High Density. **(To Be Continued)**
Applicant: Planned Industrial Expansion Authority repr. David Macoubrie
- 4 JR 14. **Case 14653-UR** – About 1 acre generally located at the southwest corner of 17th St and Madison St, to consider rezoning from Districts B1-1 (Neighborhood Business 1) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), and consider approval of a preliminary development plan allowing construction of an approximately 65,000 sq. ft. mixed use building and four (4) townhouses. **(To Be Continued)**
Applicant: Planned Industrial Expansion Authority repr. David Macoubrie

Council Planner Docket
District No.

CONTINUED CASES

- 5 JR 15. **Case No. 667-S-1-** A request to amend the 350 Highway-Blue Parkway Corridor Plan by changing the recommended land use on the 43 acres in the area bordered by 59th Street on the north, approximately 1,000 feet north of 63rd Street on the south, Booth Avenue extended on the east and Blue Parkway on the west, from

CITY PLAN COMMISSION

City Plan Commission

Page 4

March 15, 2016

residential low density and office to high density residential, office and manufacturing. (Continued from 03-01-16; NO Testimony)
Applicant: 350 Recycle Center Partners LLC, repr. White Goss, James C. Bowers

- 5 JR 16. **Case No. 14633-MPD** – About 43 Acres generally by bordered by 59th Street on the north, approximately 1,000 feet north of 63rd Street on the south, Booth Avenue extended on the east and Blue Parkway on the west, to consider rezoning the parcels from Districts R-7-5 (Residential dash 7.5), B2-2 (Neighborhood Business 2 dash 2), M1-5 (Manufacturing 1 dash 5) to District MPD (Master Planned District) and approval of a development plan that allowed for the continued use (and expansion) of the trucking and hauling business, development of an office/ mobile container storage yard and future multi-family residential. (Continued from 03-01-16; No Testimony)
Applicant: 350 Recycle Center Partners LLC, repr. White Goss, James C. Bowers
- CW PN 17. **Case No. 254-S-314** Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review.
Applicant: City Planning and Development. (Continued from 02-02-15 – No Testimony) **(To Be Continued)**



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.

DB:nw